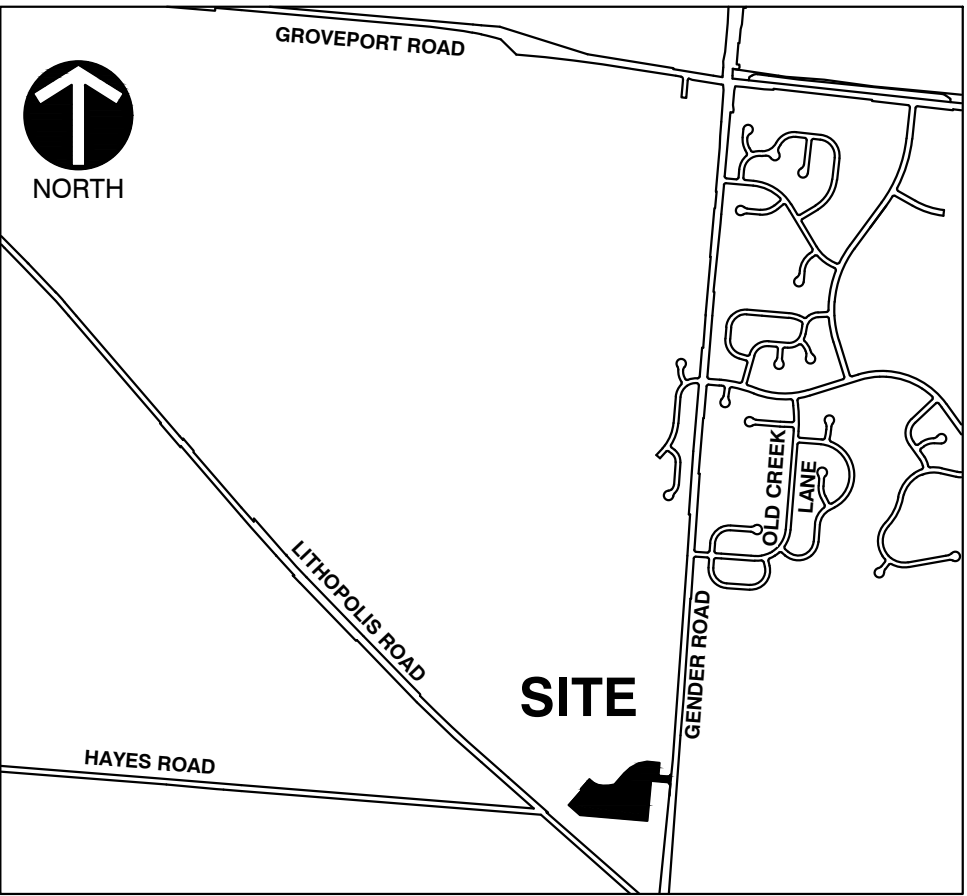


PL 12017173-793 PL 12017173-793 Survey Date 1/23/2013 3:01 PM Plot 13-2.dwg(COVER) LS(10/17/2019 - kasmb) LP: 10/17/2019 8:49 AM

THE VILLAGES AT WESTCHESTER

SECTION 13, PHASE 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,
SECTION 36, TOWNSHIP 11, RANGE 21 CONGRESS LANDS



VICINITY MAP
1"= 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, LOCATED IN SECTION 36, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, BEING A RESUBDIVISION OF ALL OF LOTS 49-55 AND 59-60, PORTIONS OF LOTS 40-43 AND 56-58, AND, PORTIONS OF MOJAVE PLACE, TAHOE PLACE, DONNER PASS DRIVE AND A 10' WALKWAY WHICH ARE NOT DEDICATED TO PUBLIC USE AND NOT YET ACCEPTED BY THE CITY OF CANAL WINCHESTER, OHIO, FOR PUBLIC USE, IN WALNUT BROOK ESTATES, OF RECORD IN PLAT BOOK 42, PAGE 25, CONTAINING 8.035 ACRES OF LAND, SAID 8.035 ACRES BEING 7.206 ACRES OUT OF A TRACT OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LLC OF RECORD IN INSTRUMENT NO. 201808020103679, BEING ALL OF A 0.829 ACRE TRACT (EXHIBIT 2) OF LAND AS DESCRIBED IN DEED TO GRAND COMMUNITIES, LLC. OF RECORD IN INSTRUMENT NO. 201808020103681, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

APPROVED THIS ____ DAY OF _____, 2019

PLANNING & ZONING ADMINISTRATOR,
CITY OF CANAL WINCHESTER

APPROVED THIS ____ DAY OF _____, 2019

CHAIRMAN,
PLANNING & ZONING COMMISSION,
CITY OF CANAL WINCHESTER

APPROVED THIS ____ DAY OF _____, 2019

CITY ENGINEER,
CITY OF CANAL WINCHESTER

THIS ____ DAY OF _____, 2019, BY ORDINANCE NO. _____ RIGHT-OF-WAY FOR WILSON DRIVE, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

MAYOR, CITY OF CANAL WINCHESTER

CLERK OF COUNCIL,
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS ____ DAY OF _____, 2019

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2019
AT ____ M.

FEE \$ _____

FILE NO. _____

RECORDED THIS _____, DAY OF _____, 2019

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

THE UNDERSIGNED, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.), A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "THE VILLAGES AT WESTCHESTER, SECTION 13, PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 842-867 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PART OF WILSON DRIVE, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.), TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 2019.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD.)
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____
TODD E. HUSS
PRESIDENT

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.), A KENTUCKY LIMITED LIABILITY COMPANY, BY AND THROUGH TODD E. HUSS, ITS PRESIDENT, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES _____

CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ROBERT W. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 8114

DATE

DEVELOPER:
GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD.)
3940 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41019
PHONE: (859)341-4709
CONTACT: TODD HUSS
EMAIL: THUSS@FISCHERHOMES.COM

ACREAGE BREAKDOWN:
TOTAL ACREAGE: 8.035 ACRES
ACREAGE IN LOTS 842-867 INCLUSIVE: 6.575 ACRES
ACREAGE IN RIGHT-OF-WAY: 1.460 ACRES

ACREAGE OUT OF PID: 184-001008: 8.035 ACRES

ZONING:
AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED "PLANNED UNIT DISTRICT (PUD)" - ADJOINING ZONING SHOWN ON SHEET 2.

FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 20' TOTAL SIDE YARD SETBACK WITH A MINIMUM OF 8'

BASIS OF BEARINGS:
FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF N 48°32'32" W WAS HELD ON THE CENTERLINE OF LITHOPOLIS ROAD, AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE.

SOURCE OF DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:
WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC INC".

NOTE "A":
AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "THE VILLAGES AT WESTCHESTER SECTION 13, PHASE 2", ARE IN THE FOLLOWING FLOOD ZONES: ZONE "AE", "X" AND "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0454K WITH EFFECTIVE DATE OF JUNE 17, 2008.

ZONE "AE"
(THE 1% ANNUAL CHANCE FLOOD "100 YEAR FLOOD", WITH BASE FLOOD ELEVATIONS DETERMINED)
THIS AREA AFFECTS PART OF LOTS 866 AND 867.

ZONE "X"
(AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).
THIS AREA AFFECTS PART OF LOTS 865, 866 AND 867.

ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "THE VILLAGES AT WESTCHESTER SECTION 13, PHASE 2".

IT IS THE INTENTION OF THE DEVELOPER OF SAID "THE VILLAGES AT WESTCHESTER SECTION 13, PHASE 2" TO APPLY TO FEMA FOR A REVISION AND/OR AMENDMENT TO SAID MAP NUMBER 39049C0454K.

NOTE "B":
AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "THE VILLAGES AT WESTCHESTER SECTION 13, PHASE 2" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE "C":
THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAYS, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "D":
A PORTLAND CEMENT CONCRETE SIDEWALK, FOUR FEET IN WIDTH, SHALL BE CONSTRUCTED/INSTALLED BY THE BUILDER OF THE HOUSE ALONG THE STREET FRONTAGE OF EACH LOT IN "THE VILLAGES AT WESTCHESTER SECTION 13, PHASE 2". THE SIDEWALK SHALL BE LOCATED IN THE STREET RIGHT-OF-WAYS.

NO	DATE	REVISION RECORD	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

VILLAGES AT WESTCHESTER
SECTION 13, PHASE 2

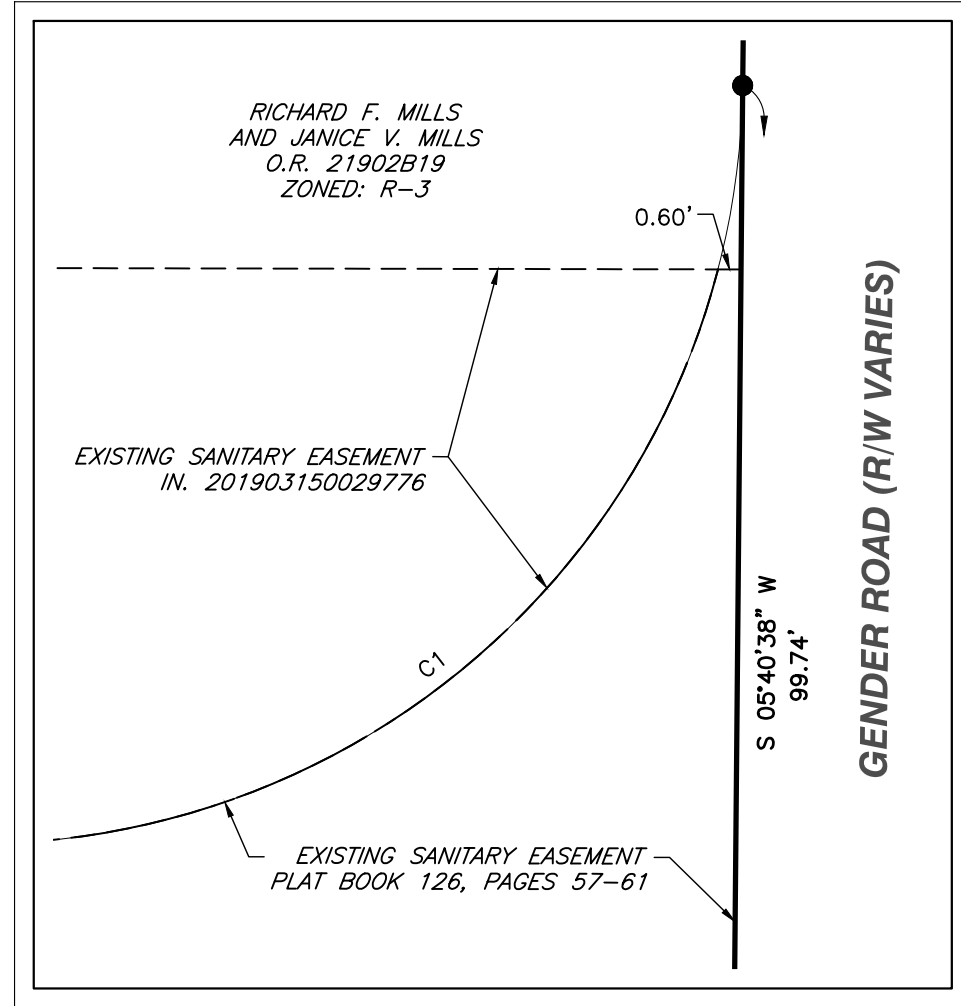
DATE:	OCTOBER 2019	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	RWM
PROJECT NO.	173-793		
APPROVED BY:			DRAFT

DRAWING NO.:

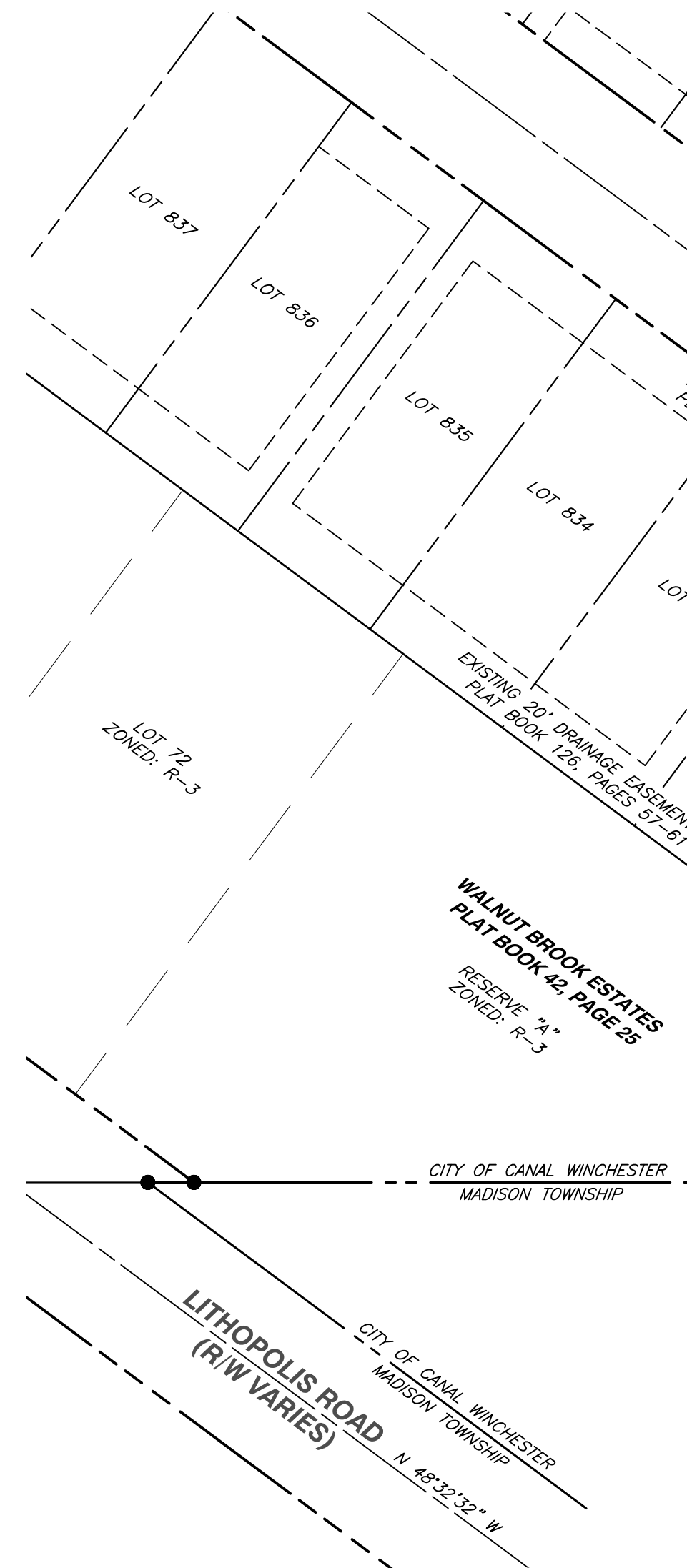
PLAT

SHEET 1 OF 3

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DETAIL "A"
SCALE: 1" = 5'



CITY OF CANAL WINCHESTER
MADISON TOWNSHIP

LITHOPOLIS ROAD
(R/W VARIES)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 48°32'32" E	21.34'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	20.00'	89°23'40"	31.20'	28.13'	N 50°33'48" E
C2	20.00'	89°51'27"	31.37'	28.25'	N 39°48'39" W
C3	325.00'	42°09'25"	239.13'	233.77'	S 69°37'15" E
C4	150.00'	48°15'26"	126.34'	122.64'	N 65°10'20" E
C5	150.00'	54°13'01"	141.94'	136.70'	N 68°09'07" E
C6	295.00'	8°20'39"	42.96'	42.92'	N 52°42'52" W
C7	295.00'	17°41'22"	91.08'	90.72'	N 65°43'52" W
C8	295.00'	16°07'24"	83.01'	82.74'	N 82°38'16" W
C9	120.00'	3°48'51"	7.99'	7.99'	S 87°23'37" W
C10	120.00'	44°26'35"	93.08'	90.77'	S 63°15'54" W
C14	120.00'	54°13'01"	113.55'	109.36'	N 68°09'07" E
C15	180.00'	1°56'14"	6.09'	6.09'	N 42°00'44" E
C16	180.00'	16°22'13"	51.43'	51.25'	N 51°09'57" E
C17	180.00'	16°22'13"	51.43'	51.25'	N 67°32'10" E
C18	180.00'	13°34'46"	42.66'	42.56'	N 82°30'39" E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C19	355.00'	0°41'13"	4.26'	4.26'	N 89°38'39" E
C20	355.00'	8°55'45"	55.32'	55.27'	S 85°32'51" E
C21	355.00'	8°55'45"	55.32'	55.27'	S 76°37'06" E
C22	355.00'	8°55'45"	55.32'	55.27'	S 67°41'21" E
C23	355.00'	8°55'45"	55.32'	55.27'	S 58°45'36" E
C24	355.00'	5°45'11"	35.65'	35.63'	S 51°25'08" E
C25	295.00'	42°09'25"	217.05'	212.19'	S 69°37'15" E
C26	120.00'	48°15'26"	101.07'	98.11'	N 65°10'20" E
C27	180.00'	54°13'01"	170.33'	164.04'	N 68°09'07" E
C28	180.00'	48°15'26"	151.60'	147.16'	S 65°10'20" W
C29	355.00'	42°09'25"	261.20'	255.35'	N 69°37'15" W

* MOJAVE PLACE, DONNER PASS DRIVE, AND
10' WALKWAY ARE NOT DEDICATED TO PUBLIC
USE AND HAVE NOT BEEN ACCEPTED BY THE
CITY OF CANAL WINCHESTER, OHIO.

LORRAINE H. PHILLIPS
5.233 ACRES
OR: 04900, PAGE 111
ZONED: R

JAMES & NATALIE STARKEY
0.706 ACRES
IN: 201201250010472
ZONED: R

- ④ WESTLINKS, INC.
1.672 ACRES
IN: 201808020103682
ZONED: PUD
- ⑥ GRAND COMMUNITIES, LLC
0.829 ACRES (EXHIBIT 2)
IN: 201808020103681
ZONED: PUD



LEGEND:

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- PERMANENT MARKER (1" REBAR FOUND)
- ◎ PERMANENT MARKER (1" REBAR SET)

NOTE:

* - RIGHT-OF-WAY SOUTH CENTRAL POWER
COMPANY, OF RECORD IN
DEED BOOK 2979, PAGE 111

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

VILLAGES AT WESTCHESTER
SECTION 13, PHASE 2

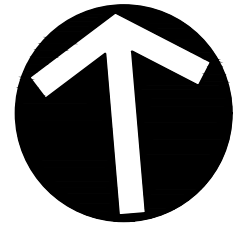
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DRAWING NO.:

PLAT

SHEET 2 OF 3

**FLOOD ZONE AREAS
& EXHIBIT FOR RELEASE OF
EXISTING EASEMENTS**



NORTH

SCALE IN FEET

50 100

[illegible]

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085
614-540-6633 • 888-598-6808
www.cecing.com

**VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO**

**VILLAGES AT WESTCHESTER
SECTION 13, PHASE 2**

DATE:	OCTOBER 2019	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	RWM
PROJECT NO:	173-793		
APPROVED BY:	DRAFT		

DRAWING NO.:
PLAT
SHEET **3** OF **3**

ZONE: X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE: X AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE: AE THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD),
WITH BASE FLOOD ELEVATIONS DETERMINED.

 EASEMENTS TO BE RELEASED FROM WALNUT BROOK
ESTATES AS RECORDED IN PLAT BOOK 42, PAGE 25.

NOTES: ALL RIGHTS AND EASEMENTS BY THE SUBDIVISION PLAT ENTITLED "WALNUT BROOK ESTATES" OF RECORD IN PLAT BOOK 42, PAGE 25, OF RECORD IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO. IN, OVER AND UNDER THE AREAS INDICATED HEREON BY HATCHING AND ARE HEREBY RELEASED AND RENDERED NULL AND VOID.

* MOJAVE PLACE, TAHOE PLACE, DONNER PASS DRIVE, AND 10' WALKWAY ARE NOT DEDICATED TO PUBLIC USE AND HAVE NOT BEEN ACCEPTED BY THE CITY OF CANAL WINCHESTER, OHIO.